

COMMISSION ON COMMON OWNERSHIP COMMUNITIES
 Minutes of the Monthly Meeting
 1401 Rockville Pike, 5th Floor, Rockville, MD 20850
January 9, 2019

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:06 pm by Chairman Mark Fine.

Commissioners present: BRANDA, BURROWS, ETHIER, FINE, FISHBEIN, GARDNER, MALAMUD, MYO KHIN, OXENDINE, STEINBACH, VALLEY, VINEY, WINEGAR

Commissioners absent: Gelfound, Perper

Staff present: Walter Wilson, Associate County Attorney; Tim Goetzinger, DHCA Acting Director, Chief of Finance and Administration; Mark Anders, staff

Guests: Michael Gibson [Crest of Wickford], Maryann Tabrizi & Marie Allen [Bristol Square Condo]

1. **Minutes approved:** Commissioner Burrows moved to approve the minutes of November 7, 2018, seconded by Commissioner Fishbein - approved by majority vote, Commissioner Branda abstaining. Commissioner Gardner moved to approve the minutes of December 5, 2018 where no meeting was held for lack of a quorum, seconded by Commissioner Myo Khin - approved by majority vote, Commissioners Oxendine & Winegar abstaining.
2. **Community Forum:** A guest 1) asked a general question about the Commission's procedures in response to lifting a stay, and 2) commented that the Commission's November minutes may contain an error referencing a dispute. He was advised that discussions to determine jurisdiction are not hearings to decide the case.

The Commission was asked about their policy for dealing with multiple complaints on the same issue from the same association. After discussion among Commissioners and counsel, and given the complexity of the issues involved, the Chair referred the matter to an ad hoc committee. The committee will report back to the full Commission when draft language has been prepared and reviewed by the county attorney, no later than the March meeting.

3. **Election of Commission leadership:** Commissioner Fishbein moved to re-elect Mark Fine as Chair of the Commission by acclamation, seconded by Commissioner Burrows. On a tally of ballots, Commissioner Burrows was re-elected Vice-Chair. Commissioner Fine thanked the other candidates, Commissioners Gelfound and Viney, for their participation.
4. **Jurisdiction - Default cases:** None
5. **Jurisdiction - Contested cases:**
#2019-019, Weinrich v. Tanterra HOA: Staff informed the commission that the parties were continuing mediation.

#2019-006, Eisen v. The Greens II [LW Mutual 20B]: Staff informed the commission that the parties were continuing mediation.

6. **D&Os Issued:** none
7. **D&O on Appeal (Circuit Court for Montgomery):** #2018-037 Hypolite v. Longmead Crossing HOA
8. **County Attorney's report:** one case under review
9. **DHCA Staff report:** Monthly data report for December 2018 was presented by Tim Goetzinger.
10. **Chair's report:** Commissioner Ilana Branda asked to address commissioners. She announced her immediate resignation from the commission due to a change in her "professional" status and conflicts with her new position at the Department of Health & Human Services and the Interagency Commission on Homelessness. Commissioner Fishbein moved to thank Ms Branda for her service with the CCOC, seconded by Commissioner Ethier, and approved unanimously. The Chair thanked commissioners for his re-election and their vote of confidence in his leadership. Congratulations go to Commissioner Aimee Winegar for being named Public Advocate of the Year for Maryland by the WMCCAI [Washington Metro Chapter of the Community Associations Institute]. She was also elected Co-Chair [with Scott Silverman] of the chapter's Legislative Committee which meets at 1401 Rockville Pike, 4th floor, on the fourth Thursday of the month at 10am. Director Goetzinger agreed to provide Ms Winegar with DHCA's proposed bills for the General Assembly. **Ms Winegar's term on the CCOC has expired. Her first term began in 2013; she served as Vice-Chair for three years [2015-2018] and was instrumental in the development of the board training seminar mandated by the County Council in 2015.** The Commission received a citation from the Maryland General Assembly for its work under the direction of County Executive Leggett in assisting Prince Georges County Housing Coalition. The Commission is also working with Montgomery County Division of Housing to train the boards of distressed coc's and to educate them about the basics of budgeting. The Chair will hold a Budgeting seminar on Tuesday, January 22, at 7:00pm. Committee chairs are urged to set up meetings with their newly constituted members. Commissioners Gardner & Burrows volunteered to co-chair the Legislative Committee. At the Chair's request, Commissioner Ethier explained the purpose of the **Distressed Common Ownership Communities Task Force [aka "Tiger Team"]**: to define the problems that cause an association to become distressed, illustrate their impact, describe the role of the CCOC, search for data that identifies commonalities [in conjunction with researchers at the University of Maryland], gather in-depth information from interviews with residents of these coc's, determine how to identify associations that can be restored, and how they might avoid distress in the first place.

11. **Committee reports:**

Education Committee [Commissioner Viney, Chair]:

- a) The LW board training seminar on Dec 7th was very successful [attendance 80, certification 58] and we are still receiving positive feedback. Five events were held between August and December 2018, with a total of 132 being certified.
- b) Staff has been asked to maintain data on the kinds of events held, the number of events, and

their attendance & certification for inclusion in the Director's monthly report. Five events were held between August and December 2018, with 132 being certified. No numbers available on certifications via the online course.

c) Next board training seminar Monday, January 28th 6pm

IT Committee [Commissioner Burrows, Chair]: no report

Legislative Committee [Commissioner Branda, Chair]: no report

Process & Procedures Committee [Commissioner Ethier, Chair]: no report

Budget Committee [Commissioner Fishbein, Chair]: no report

- 11. Old business: none
- 12. New business: none
- 13. Adjourned at 8:36pm

Next meeting Wednesday, FEBRUARY 6, 2018 at 7:00pm

Submitted by Kathy Viney,
Recording Secretary